



**PLANNING & ZONING REPORT**  
**Liquor and Tobacco Advisory Board Meeting of October 20, 2020**  
**Laid over from August & September meetings**

**File # 020-LTAB-080**

**APPLICANT:** Walid Jarwish / d/b/a Midtown One Stop Convenience

**LOCATION:** 1006 Charles Street

**REQUESTED ACTION:** The sale of tobacco products in conjunction with a convenience store in a C-4, Urban Mixed-Use Zoning District.

**EXISTING USE:** Retail

**PROPOSED USE:** Retail

**DIMENSIONS:** See attached Exhibit D.

**ADJACENT ZONING AND LAND USES:**

NORTH:	C-4;	We Buy Gold
EAST:	C-4;	Gibbons Electric
SOUTH:	C-4;	Sherwin-Williams Paints
WEST:	C-4;	Illinois Title Loans Cash Loans

**YEAR 2020 PLAN:** CD Mixed Use

**HISTORY:** **File#019-LTAB-010:** The sale of tobacco products in conjunction with a retail and grocery store in a C-4, Urban Mixed-Use Zoning District was denied on August 20, 2019 for the subject property.

**File #015-LTAB-017:** The sale of packaged liquor in conjunction with a retail drug store with sundries in a C-2, Limited Commercial Zoning District was approved on April 6, 2015 for the property located at 1201 East State Street. This is two (2) blocks east of the subject property.

**REVIEW COMMENTS:** The Applicant is requesting the sale of tobacco products in conjunction with a convenience store in a C-4, Urban Mixed-Use Zoning District. The subject property is located on the southeast corner of East State Street and 6<sup>th</sup> Street and south of Charles Street.

The building was built as a retail store. The Applicant is buying the property by agreement for deed. The Applicant has been in business for seven (7) years based on the Tobacco License Application. The Applicant wants to add tobacco products to the existing business. A year ago, the Applicant was denied a tobacco license for the subject property by the Rockford City Council. The Applicant has reapplied for a tobacco license.

As part of the review, it is required by the Applicant to submit a completed tobacco license application for the sale of tobacco products and a business plan. Additional items are presented for the use approval regarding the site and intended business.

Exhibit D is a site plan showing the layout of the parking lot. The size of the parking lot is an odd shape surrounded by a cement retaining wall. Exhibit E is the parking lot. The exhibit shows that approximately three (3) parking spaces would fit onsite. The proposed layout would be a tight fit that would not meet code for aisle width between spaces. The building square footage is not shown. The parking requirements for retail is four (4) parking spaces per 1,000 square feet. However, the subject property is zoned C-4 and parking would not be required for the use. The exhibit shows on street parking along Charles Street. A handicap space and four (4) other parking spaces are shown along Charles Street.

Exhibit E is the interior floor plan. The plan shows the interior layout which consists of coolers, public area, toilet and sink, tobacco products and back door. Staff is unsure if the dark shaded area is counter space. Exhibit E only indicates "public area."

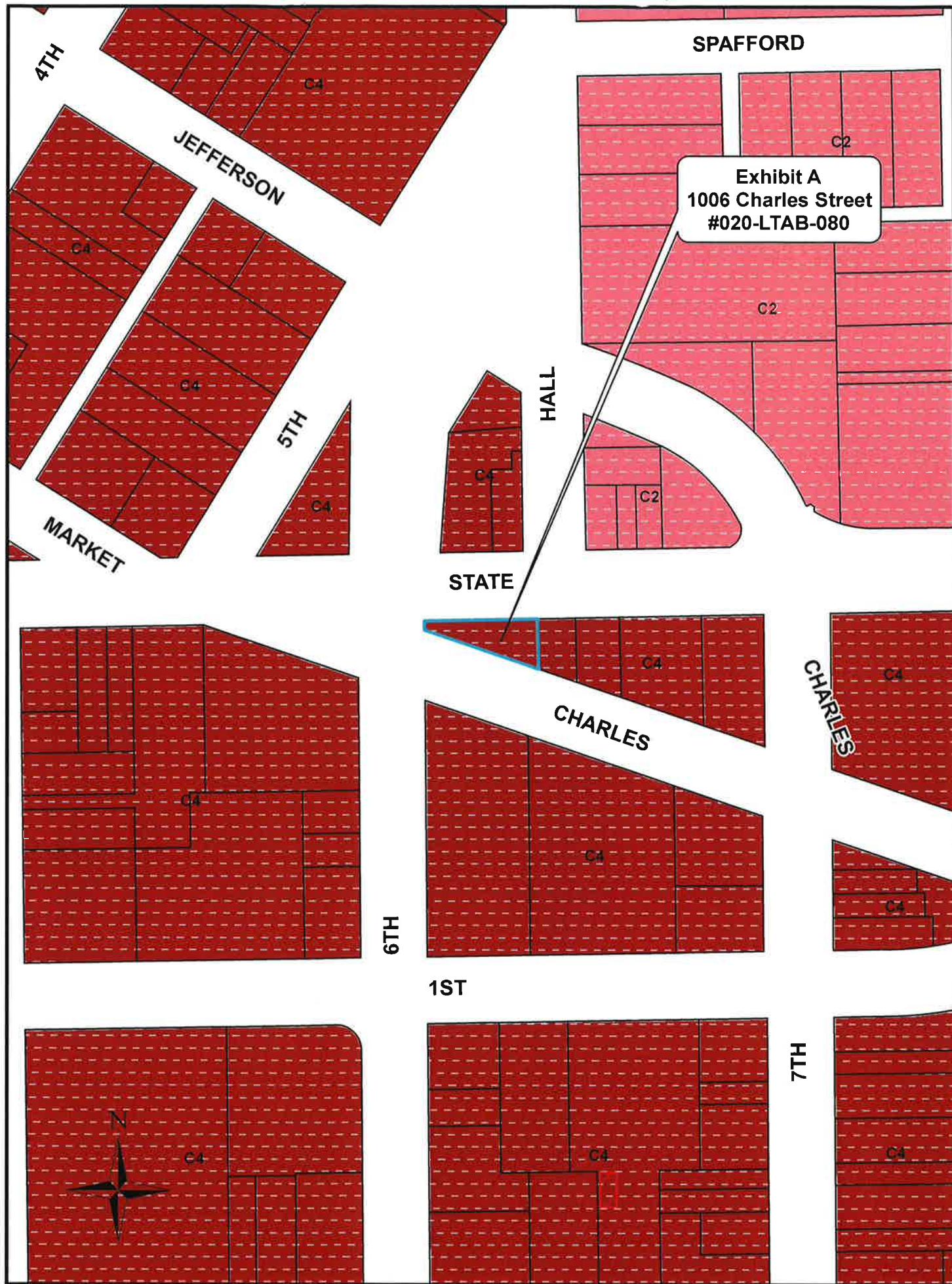
The Applicant submitted Exhibit F as the business plan. The business is a convenience stores that sells grocery, clothes, shoes, snacks and household items. The Applicant would like to sell tobacco products such as cigarettes and e-cigarettes. The business hours are Monday through Friday 9:00 a.m. to 11:00 p.m., 10:00 a.m. to 11:00 p.m. Saturday, and 10:00 a.m. to 10:00 p.m. on Sunday. The tobacco sales ratio would be 20% of total revenue. The Applicant is also looking to expand the business operations to 24 hours.

Exhibit G is the service calls for the past two (2) years, August 10, 2018 to August 10, 2020. There were a total of 10 calls. The reported offenses ranged from 911 Information to Alarm (burglary/robbery).

The store has been in existence for the last seven (7) years as a retail business. The Applicant added convenience on the tobacco license application as a proposed use. However, in the submitted business plan it was indicated that grocery food items, clothes and shoes would be sold. Based on what was submitted, the intent is not consistent to the business plan. Additionally, upon City staff posting the subject property for the public hearing, they observed that the counter area was empty and no food items, coolers or retail items were present. City staff would also not support a 24/7 operation. Therefore, based on these findings and past action by the Rockford City Council, Staff does not support this request.

**RECOMMENDATION:** Staff recommends **DENIAL** of the sale of tobacco products in conjunction with a convenience store in a C-4, Urban Mixed-Use Zoning District.

SC:BM  
08/09/20





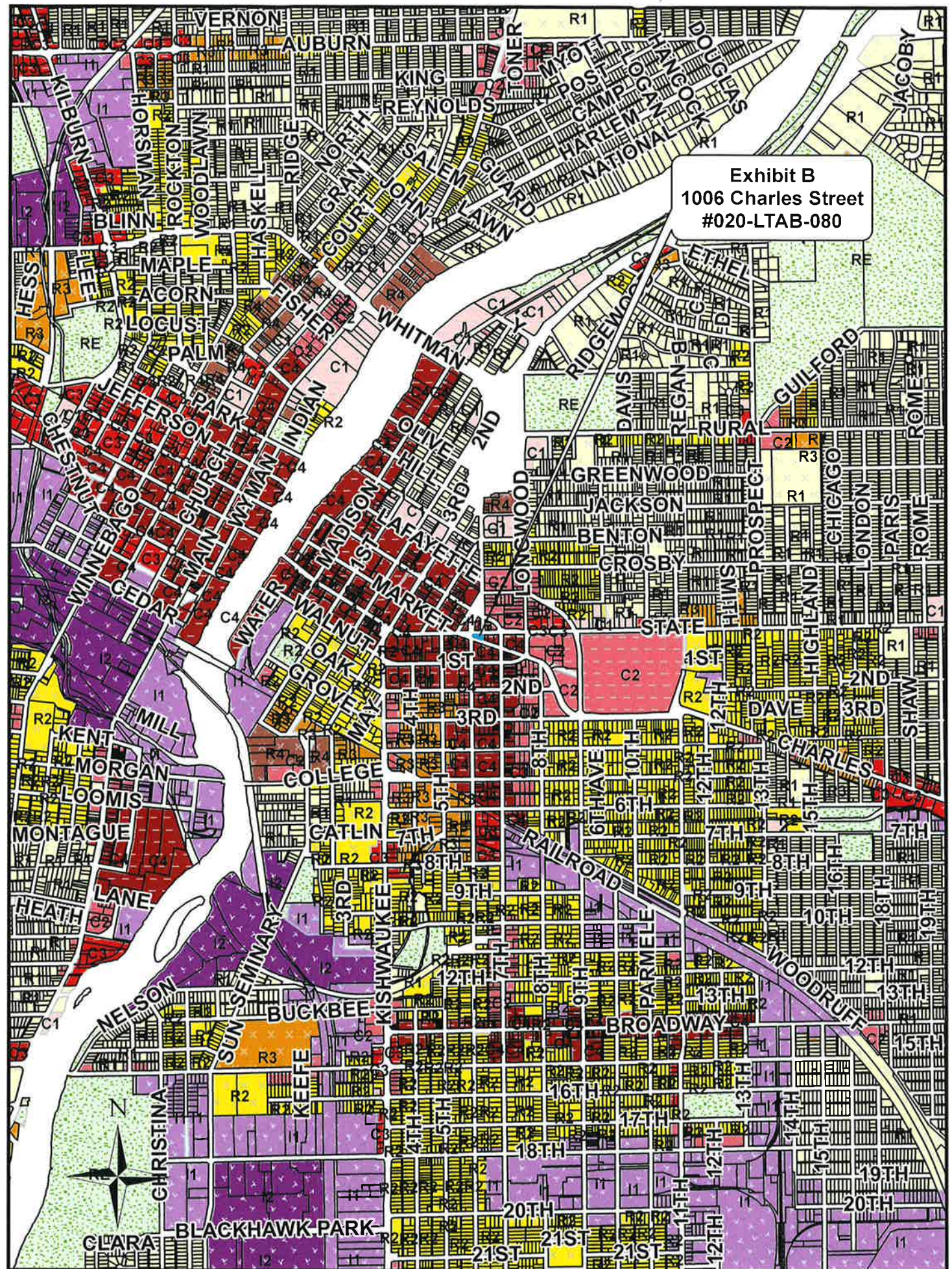


Exhibit B  
1006 Charles Street  
#020-LTAB-080



SPAFFORD

Exhibit C  
1006 Charles Street  
#020-LTAB-080

4TH

JEFFERSON

5TH

MARKET

HALL

STATE

CHARLES

CHARLES

6TH

1ST

7TH

N



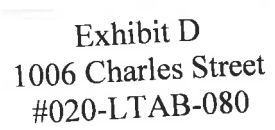
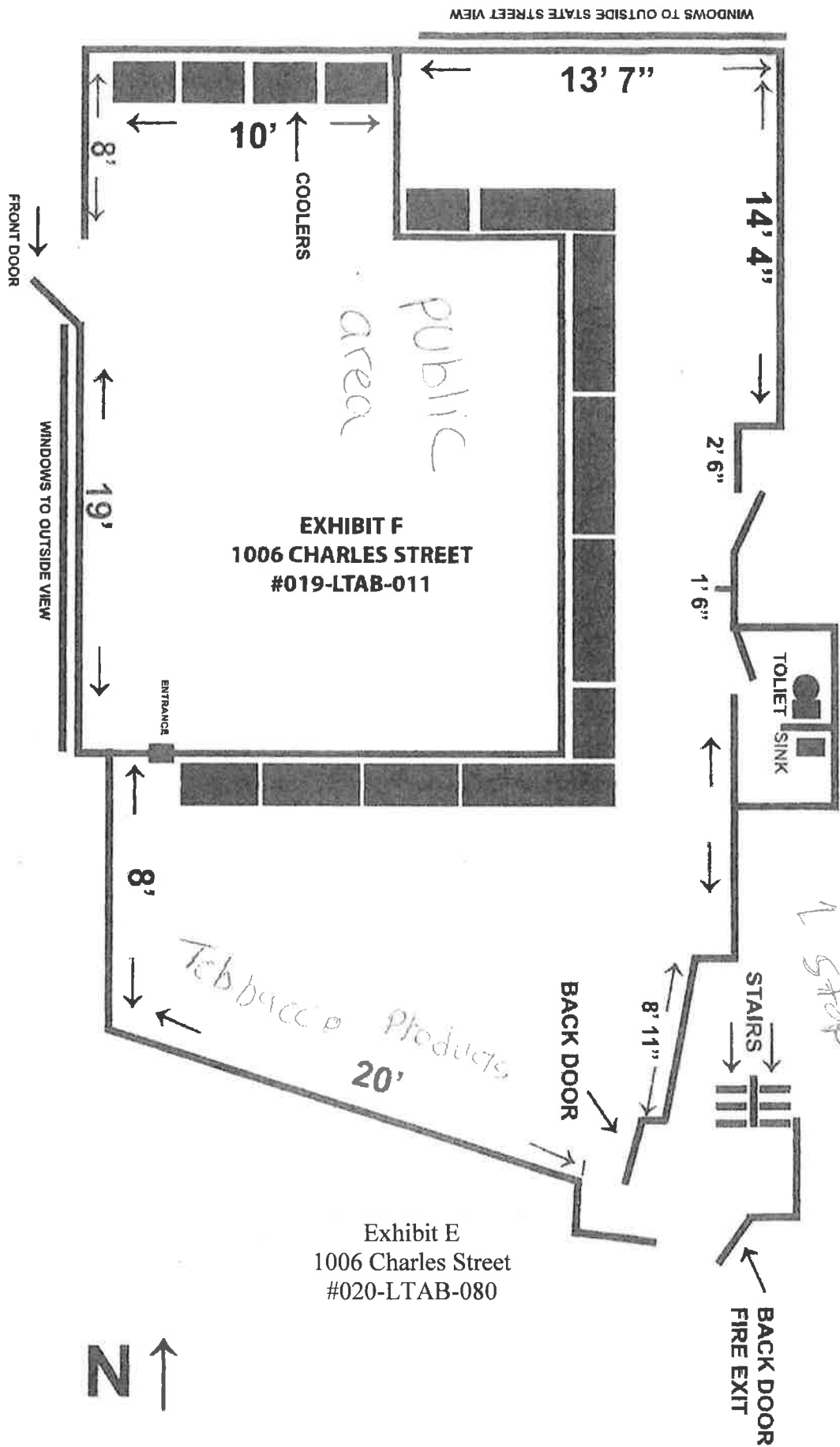


Exhibit D  
1006 Charles Street  
#020-LTAB-080



# MIDTOWN



WINDOWS TO OUTSIDE STATE STREET VIEW

Midtown One Stop Convenience

**RECEIVED**  
JUL 16 2020  
CITY OF ROCKFORD  
LEGAL DEPARTMENT

Business Plan

Midtown One Stop Convenience located at 1006 Charles Street Rockford, IL 61104 is a Convenience Grocery/Clothes/Shoes/Retail Store that sells food, snacks, soda, chips, hats, shirts, socks and household items such as garbage bags and dish soap. Sales account for 100% of these items.

Now Midtown One Stop Convenience is looking to add some additional items such as selling tobacco products which includes cigarettes and E-Cigs. Midtown One Stop Convenience is open from 9am to 11pm Mon. - Fri., 10am to 11pm Sat. and 10am to 10pm Sun. The addition of tobacco sales would account of 20% of the revenue. Midtown One Stop Convenience is looking to expand to 24 hrs. Many people in the area have expressed support due to looking for tobacco products at this location but have been unable to find any such products.

Exhibit F  
1006 Charles Street  
#020-LTAB-080



Please note that calls are subject to change as Calls for Service are submitted. Offenses represent the initial call: not the verified offense.

## City of Rockford Police Department Calls for Service For 8/9/2018 to 8/9/2020



CFS Number	CFSDate	Time	Reported Offense (Non-Verified)	Location
18-159635	12/26/2018	15:48	7980 911 Information	1006 CHARLES ST
19-004551	01/12/2019	3:55	0610 Burglary - Forced Entry (Non-Residence)	1006 CHARLES ST
19-005764	01/15/2019	9:06	7977 Central Reporting Unit - DPR	1006 CHARLES ST
19-006214	01/16/2019	9:59	7829 Preliminary follow-up patrol	1006 CHARLES ST
19-008209	01/21/2019	10:44	7829 Preliminary follow-up patrol	1006 CHARLES ST
19-022689	02/26/2019	8:54	7330 Suspicious auto	1006 CHARLES ST
19-065796	06/07/2019	12:41	7255 Citizen requests standby	1006 CHARLES ST
19-099633	08/19/2019	9:14	7977 Central Reporting Unit - DPR	1006 CHARLES ST
19-139438	11/21/2019	18:03	7314 Alarm (burglary/robbery)	1006 CHARLES ST
20-011422	01/30/2020	22:02	7314 Alarm (burglary/robbery)	1006 CHARLES ST

10

Please note that the Call for Service is specified for a property. Location is not specific to any person, place, or event. Call for service location is tied to the location to where the call was received.

Exhibit G  
1006 Charles Street  
#020-LTAB-080

## **EXHIBIT F**

1006 Charles Street #020-LTAB-080

Midtown One Stop Shop Convenience

### **Business Plan**

Midtown One Stop Shop Convenience located at 1006 Charles Street Rockford, IL 61104 is a Convenience Store and essentials that wants to sell snacks, candy, soda, water, chips and essential items which would be an added convenience and essential for the community which accounts for 80% of sales. Midtown One Stop Shop Convenience is looking to add some additional items such as selling tobacco products which includes cigarettes and E-Cigs. Midtown One Stop Shop Convenience is open from 9am to 11pm Mon. - Fri., 10am to 11pm on Saturdays and 10am to 10pm on Sundays. The addition of tobacco sales would account of 20% of the revenue. Many people in the area have expressed support due to looking for tobacco products at this location but have been unable to find any such products and service. Our plan is to accommodate surrounding Midtown District and Rockford Metropolitan Area to a fast in and out one stop shop to accommodate the essentials.

REVISED



**MIDTOWN**  
**#1 STOP SHOP**  
**TOBACCO SNACKS ESSENTIALS**

